

**HOMELESS AND HOUSING FACILITIES
IMPROVEMENTS**



HOMELESS AND HOUSING FACILITIES

The Department of Housing and Community Development (H&CD) manages the City's affordable housing programs, including federal entitlement grants, bond funds, TIRZ set-aside funds, and other local funding sources. These sources are used for single-family housing, multi-family housing and homeless housing. Each program has unique requirements and restrictions that apply.

Bond funds have their own restrictions, including the fact that they cannot be loaned and repaid without affecting the tax-exempt status of the total PIB program. However, bond funds provide an essential funding component of the overall affordable housing effort. They do not carry certain federal requirements that can increase the cost of an affordable housing project beyond its profitability margins.

Housing and homeless bond funds have been approved in the last three bond elections and have proven to be an essential part of the City's overall affordable housing effort.

As in the last several years, the FY2006-2010 CIP includes bond funds (\$12 million) and TIRZ funds (\$28 million) for:

- Homeless housing and matching grant funds
- Grants to the Housing Authority of the City of Houston for public housing improvements
- Single-family housing projects which include reimbursements to developers participating in the Drainage Reimbursement Program
- Multi-family housing projects that include rehabilitation and new construction
- "Land Assemblage Redevelopment Authority (LARA) to acquire tax delinquent properties for affordable housing initiatives"

2006-2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

SOURCE OF FUNDS SUMMARY (\$THOUSANDS)									
Source of Funds	Appropriations through Dec. 31, 2004	Estimated Appropriations Jan. 1 - June 30 2005	Fiscal Year Planned Appropriations					Total	Total
			2006	2007	2008	2009	2010	2006 - 2010	
TIRZ Housing Set - Aside	4,000	2,655	8,500	5,800	4,800	5,000	4,800	28,900	35,555
Homeless & Housing Cons. B. F.	228	1,852	4,200	3,600	4,168			11,968	14,048
Undetermined Funding						4,060	1,650	5,710	5,710
Total	4,228	4,507	12,700	9,400	8,968	9,060	6,450	46,578	55,313

2006-2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Program: Housing Facilities			SUMMARY OF FUNDS (Thousands)						
C.I.P. Number	Project	Council District	Appropriations Through June 30, 2005	Fiscal Year Planned Appropriations					Project Total
				2006	2007	2008	2009	2010	
P-0100	HOUSING FOR THE HOMELESS	VAR	0						0
	TIRZ Housing Set - Aside		0	100	300	100	300	100	900
	Project Total		0	100	300	100	300	100	900
P-0200	PUBLIC HOUSING IMPROVEMENTS CONSTRUCTION	VAR	0						0
	TIRZ Housing Set - Aside		0	100	100	100	100	100	500
	Project Total		0	100	100	100	100	100	500
P-0300	SINGLE-FAMILY HOUSING IMPROVEMENTS	VAR	0						0
	Homeless & Housing Cons. B. F.		637	700	700	700			2,737
	TIRZ Housing Set - Aside		0	500	400	400	400	400	2,100
	Undetermined Funding		0				500	500	1,000
	Project Total		637	1,200	1,100	1,100	900	900	5,837
P-0400	SINGLE FAMILY RESIDENTIAL DEVELOPMENT	ALL	0						0
	TIRZ Housing Set - Aside		500	2,000	100	100	100	100	2,900
	Project Total		500	2,000	100	100	100	100	2,900
P-0401	LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY	VAR	0						0
	Homeless & Housing Cons. B. F.		0	600	600				1,200

2006-2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Program:			SUMMARY OF FUNDS (Thousands)						
C.I.P. Number	Project	Council District	Appropriations Through June 30, 2005	Fiscal Year Planned Appropriations					Project Total
				2006	2007	2008	2009	2010	
P-0401	(CONTINUED) LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY TIRZ Housing Set - Aside	VAR	0	1,900	1,900	1,100	1,100	1,100	7,100
	Project Total		0	2,500	2,500	1,100	1,100	1,100	8,300
P-0402	DEVELOPER REIMBURSEMENT PROGRAM	VAR	0						0
	Homeless & Housing Cons. B. F.		228	500	500	1,000			2,228
	TIRZ Housing Set - Aside		5,000	2,500	2,500	2,500	2,500	2,500	17,500
	Undetermined Funding		0				1,000	1,000	2,000
	Project Total		5,228	3,000	3,000	3,500	3,500	3,500	21,728
P-0500	MULTI-FAMILY IMPROVEMENTS	ALL	0						0
	Homeless & Housing Cons. B. F.		1,215	2,400	1,800	2,468			7,883
	TIRZ Housing Set - Aside		1,155	1,400	500	500	500	500	4,555
	Undetermined Funding		0				2,560	150	2,710
	Project Total		2,370	3,800	2,300	2,968	3,060	650	15,148
	Total Appropriations		8,735	12,700	9,400	8,968	9,060	6,450	55,313

CITY OF HOUSTON

Project : HOUSING FOR THE HOMELESS	Council District		C.I.P. Number: P-0100					
	Location: VAR	Served: VAR	Key Map: VAR			Neighborhood: NA		
	Geographic Reference: VAR							
Description: Program matches private capital for acquisition, design, and construction/enhancement of facilities that shelter the homeless.		Operating and Maintenance Costs:(Thousands) <div> <div>2006</div> <div>2007</div> <div>2008</div> <div>2009</div> <div>2010</div> </div> Personnel Supplies Svcs. and Chgs Capital Outlay Total						
Justification: Homeless facilities are owned and operated by non-profit organizations which raise private funds to operate them . The City homeless population is approximately 13,000.		FTEs						
Project Allocation	Appropriations Through Dec. 31, 2004 (Thousands)	Estimated Appropriations Jan 1 - June 30 2005 (Thousands)	Fiscal Year Planned Appropriations (Thousands)					Project Total
			2006	2007	2008	2009	2010	
Acquisition								
Design								
Construction	0	0	100	300	100	300	100	900
Equipment								
Civic Art								
OTHER								
Total Allocations			100	300	100	300	100	900
Source of Funds								
TIRZ Housing Set - Aside			100	300	100	300	100	900
Total Funds			100	300	100	300	100	900

2006 – 2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Project : PUBLIC HOUSING IMPROVEMENTS CONSTRUCTION	Council District		C.I.P. Number: P-0200																																														
	Location: VAR	Served: VAR	Key Map: VAR		Neighborhood: NA																																												
	Geographic Reference: VAR																																																
Description: Program covers design, construction and/or rehabilitation of facilities to shelter those in need of public housing. Funds will also be used to improve public housing units, including modernization for ADA compliance. Justification: Housing Authority operations and improvements are funded directly with federal funds. Bond funds are needed to finance general facility improvements not covered under their existing allocations .			Operating and Maintenance Costs:(Thousands) <table border="1"> <thead> <tr> <th></th> <th>2006</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> </tr> </thead> <tbody> <tr><td>Personnel</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Supplies</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Svcs. and Chgs</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Capital Outlay</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Total</td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>FTEs</td><td></td><td></td><td></td><td></td><td></td></tr> </tbody> </table>						2006	2007	2008	2009	2010	Personnel						Supplies						Svcs. and Chgs						Capital Outlay						Total						FTEs					
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			2006	2007	2008	2009	2010																																										
Acquisition																																																	
Design																																																	
Construction	0	0	100	100	100	100	100	500																																									
Equipment																																																	
Civic Art																																																	
Total Allocations			100	100	100	100	100	500																																									
Source of Funds																																																	
TIRZ Housing Set - Aside			100	100	100	100	100	500																																									
Total Funds			100	100	100	100	100	500																																									

2006 – 2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Project : SINGLE-FAMILY HOUSING IMPROVEMENTS	Council District		C.I.P. Number: P-0300				
	Location: VAR	Served: VAR					
	Geographic Reference: VAR		Key Map: VAR	Neighborhood: NA			

Description: Provides grants to low income homeowners for emergency repairs and improvements. Also provides matching funds for lead based paint abatement program. Justification: Emergency repairs/housing improvements needed for working poor & elderly on fixed income.	Operating and Maintenance Costs:(Thousands)					
		<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
	Personnel					
	Supplies					
	Svcs. and Chgs					
Capital Outlay						
Total						
FTEs						

Project Allocation	Appropriations Through Dec. 31, 2004 (Thousands)	Estimated Appropriations Jan 1 - June 30 2005 (Thousands)	Fiscal Year Planned Appropriations (Thousands)					Project Total
			2006	2007	2008	2009	2010	
Acquisition								
Design								
Construction	0	637	1,200	1,100	1,100	900	900	5,837
Equipment								
Civic Art								
Total Allocations		637	1,200	1,100	1,100	900	900	5,837

Source of Funds								
Homeless & Housing Cons. B. F.		637	700	700	700			2,737
TIRZ Housing Set - Aside			500	400	400	400	400	2,100
Undetermined Funding						500	500	1,000
Total Funds		637	1,200	1,100	1,100	900	900	5,837

2006 - 2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Project : SINGLE FAMILY RESIDENTIAL DEVELOPMENT	Council District		C.I.P. Number: P-0400																																														
	Location: ALL	Served: ALL	Key Map: VAR		Neighborhood: NA																																												
	Geographic Reference: VAR																																																
Description: This project provides assistance to low and moderate income buyers of newly constructed homes to make the homes affordable. Activities include lot acquisition, down payment, closing cost assistance and drainage work in the Developer Reimbursement program. Justification: Project is necessary to revitalize inner city neighborhoods, provide housing for low income families, and increase the City's tax rolls.			Operating and Maintenance Costs:(Thousands) <table border="1"> <thead> <tr> <th></th> <th>2006</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> </tr> </thead> <tbody> <tr> <td>Personnel</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Supplies</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Svcs. and Chgs</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Capital Outlay</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6"> FTEs </td> </tr> </tbody> </table>						2006	2007	2008	2009	2010	Personnel						Supplies						Svcs. and Chgs						Capital Outlay						Total						FTEs					
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Acquisition		500	2,000	100	100	100	100	2,900																																									
Design																																																	
Construction																																																	
Equipment																																																	
Civic Art																																																	
Drainage Reimbursmnt																																																	
Total Allocations		500	2,000	100	100	100	100	2,900																																									
Source of Funds																																																	
TIRZ Housing Set - Aside		500	2,000	100	100	100	100	2,900																																									
Total Funds		500	2,000	100	100	100	100	2,900																																									

2006 – 2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Project : LAND ASSEMBLAGE REDEVELOPMENT AUTHORITY	Council District		C.I.P. Number: P-0401																																														
	Location: VAR	Served: VAR																																															
	Geographic Reference: VAR		Key Map: VAR	Neighborhood: NA																																													
Description: Supports Land Assemblage Acquisition Fund to allow LARA to acquire certain tax delinquent properties for affordable housing initiatives. Justification: Project is necessary to revitalize inner city neighborhoods, provide housing for low income families, and increase the City's tax rolls.	Operating and Maintenance Costs:(Thousands) <table border="1"> <thead> <tr> <th></th> <th>2006</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> </tr> </thead> <tbody> <tr> <td>Personnel</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Supplies</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Svcs. and Chgs</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Capital Outlay</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>FTEs</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>								2006	2007	2008	2009	2010	Personnel						Supplies						Svcs. and Chgs						Capital Outlay						Total						FTEs					
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Acquisition			2,500	2,500	1,100	1,100	1,100	8,300																																									
Design																																																	
Construction																																																	
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Total Allocations			2,500	2,500	1,100	1,100	1,100	8,300																																									
Source of Funds																																																	
TIRZ Housing Set - Aside			1,900	1,900	1,100	1,100	1,100	7,100																																									
Homeless & Housing Cons. B. F.			600	600				1,200																																									
Total Funds			2,500	2,500	1,100	1,100	1,100	8,300																																									

2006 – 2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Project : DEVELOPER REIMBURSEMENT PROGRAM	Council District		C.I.P. Number: P-0402																																															
	Location: VAR	Served: VAR	Key Map: VAR			Neighborhood: NA																																												
	Geographic Reference: VAR																																																	
Description: Developer Participation Contracts create incentives for private developers to build affordable housing by reimbursing certain infrastructure costs.			Operating and Maintenance Costs:(Thousands)																																															
Justification: Project is necessary to provide housing for low income families, and increase the City's tax rolls.			<table border="1"> <thead> <tr> <th></th> <th>2006</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> </tr> </thead> <tbody> <tr> <td>Personnel</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Supplies</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Svcs. and Chgs</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Capital Outlay</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">FTEs</td> </tr> </tbody> </table>							2006	2007	2008	2009	2010	Personnel						Supplies						Svcs. and Chgs						Capital Outlay						Total						FTEs					
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Drainage			4,228	1,000	3,000	3,000	3,500	3,500	3,500	21,728																																								
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Homeless & Housing Cons. B. F.			228	0	500	500	1,000			2,228																																								
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Undetermined Funding								1,000	1,000	2,000																																								
Total Funds			4,228	1,000	3,000	3,000	3,500	3,500	3,500	21,728																																								

2006 – 2010 CAPITAL IMPROVEMENT PLAN

CITY OF HOUSTON

Project : MULTI-FAMILY IMPROVEMENTS	Council District		C.I.P. Number: P-0500																																															
	Location:ALL	Served: ALL	Key Map: VAR			Neighborhood: NA																																												
	Geographic Reference: VAR																																																	
Description: This project provides funding to acquire/rehabilitate/construct multi-family housing for occupancy by low & very low income and elderly persons.			Operating and Maintenance Costs:(Thousands) <table border="1"> <thead> <tr> <th></th> <th>2006</th> <th>2007</th> <th>2008</th> <th>2009</th> <th>2010</th> </tr> </thead> <tbody> <tr> <td>Personnel</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Supplies</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Svcs. and Chgs</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Capital Outlay</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="6">FTEs</td> </tr> </tbody> </table>							2006	2007	2008	2009	2010	Personnel						Supplies						Svcs. and Chgs						Capital Outlay						Total						FTEs					
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Capital Outlay																																																		
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FTEs																																																		
Justification: A shortage of affordable units for low and very low income persons necessitates public support.																																																		
Project Allocation	Appropriations Through Dec. 31, 2004 (Thousands)	Estimated Appropriations Jan 1 - June 30 2005 (Thousands)	Fiscal Year Planned Appropriations (Thousands)					Project Total																																										
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